



Lewins Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- Attractive Edwardian semi-detached
- Heart of the Conservation area
- Three generous bedrooms
- Two reception rooms
- Spacious modern kitchen
- Annex with separate kitchen & shower room
- Upstairs bathroom & further ensuite W.C
- Walk to Town, Station, Shops & Schools
- Courtyard garden to front
- No onward chain

Set in a hugely popular position within Epsom's Stamford Green Conservation Area, this delightful chain free Edwardian home has been cleverly extended to a total of 1425 sq ft and enjoys a peaceful, semi rural feel with all the practicalities of being close to the town and railway station.

Well maintained by the current owner the property enjoys a great feel which blends wonderfully with the original period features. Ideally located for outstanding schools, mainline rail links and easy access to the town centre, the property is sure to appeal to a wide range of buyers and we would highly recommend arranging a viewing at your earliest convenience.

Stamford Green conservation area enjoys a nature reserve, picturesque green with duck pond, numerous bridle paths through the surrounding woodland and two public houses. Convenience is never far away with Epsom town centre with its many leisure and retail facilities and railway station just 12 minutes walk away.



The property is also within the catchment of outstanding primary and secondary schools, close to Horton Country Park with the David Lloyd leisure centre and manages to balance a rural feel with easy accessibility to the amenities of the town.

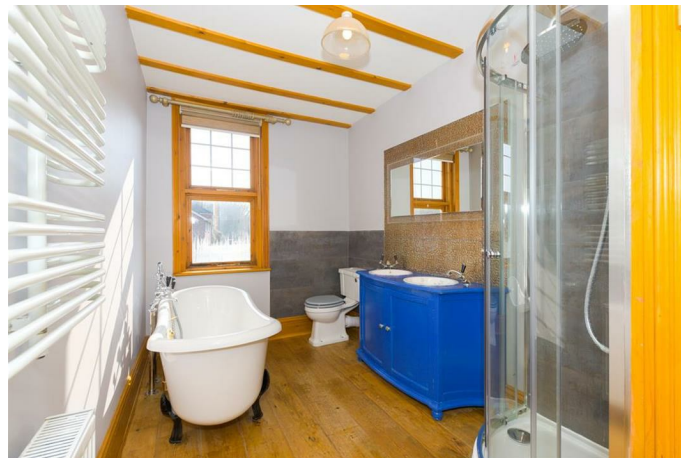
The accommodation offers complete flexibility and the main house comprises an entrance hall, living room with bay window and fireplace, separate dining room, generous modern fitted kitchen, three spacious bedrooms, ensuite W.C to one and a large bathroom on the first floor. There is a pretty courtyard garden to the front and to the rear is a stunning self contained annex with reception room/bedroom, separate modern kitchen and modern shower room, providing the ultimate in flexible living. There is also a Garage available by negotiation.

This attractive Edwardian home is located firmly within the catchment for Stamford Green Primary School. The house is set near a quaint footpath that provides direct access across Epsom Common and is just a few minutes walk from The Cricketers pub.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

